



## Cumberland Road, CAMBERLEY, Surrey GU15 1SE

PRICE £375,000 Freehold

Jigsaw Estates are pleased to showcase this well presented end of terrace property situated on the ever popular Heatherside development within walking distance of a number of excellent local schools and amenities.

Accommodation comprises three bedrooms, a large lounge/diner and a modern kitchen. Further benefits include a downstairs cloakroom, family bathroom, Upvc double glazing and gas central heating. Outside to the rear there is a low maintenance and sunny aspect garden with patio area and rear access. Behind the house there is a single garage and access to parking areas.

Heatherside has always been incredibly sought after due to having everything you need located right on your doorstep! The local doctors is literally a few seconds walk and the local schools within walking distance include Heather Ridge, Tomlinscote & Ravenscote. There is also a Sainsbury's local on the development as well as the popular Wheatsheaf pub. There are large playing fields, a play park and outdoor gym area making it ideal for families of all ages.



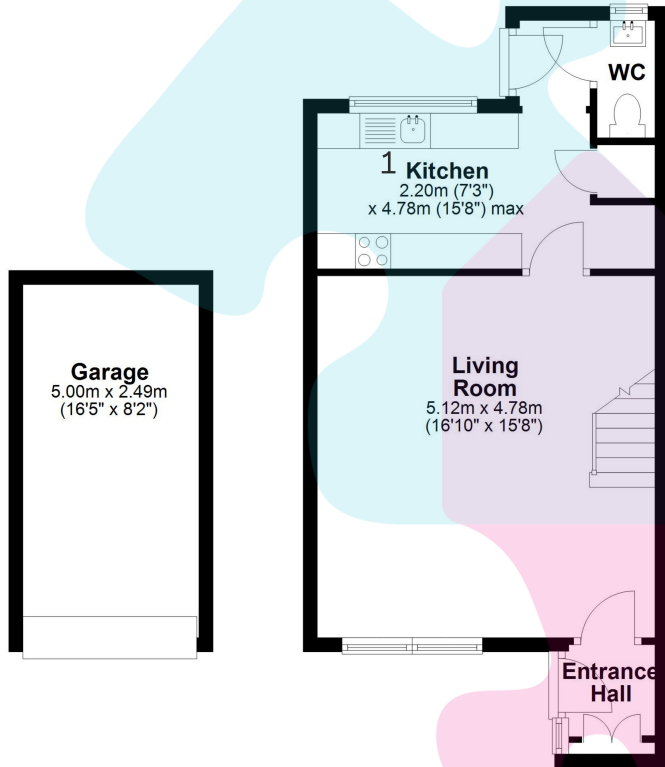


- THREE BEDROOMS
- CLOAKROOM & FAMILY BATHROOM
- GARAGE IN ADJACENT BLOCK
- EXCELLENT LOCAL AMENITIES

- LARGE LOUNGE/DINING ROOM
- SUNNY ASPECT REAR GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS
- LOCAL PARK & PLAYING FIELDS A FEW MINUTES WALK AWAY

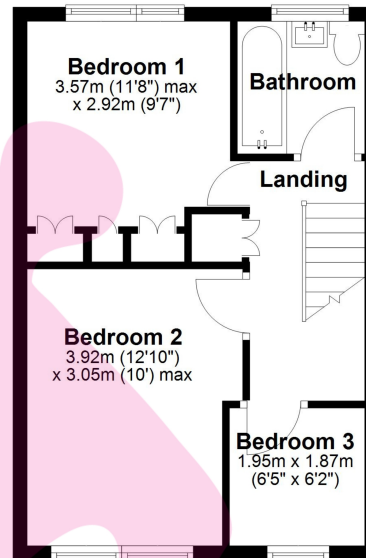
### Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 87.9 sq. metres (946.5 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	